



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

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DAVID E. JANSSEN  
Chief Administrative Officer

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Fifth District

December 20, 2005

Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**JOINT RESOLUTION BETWEEN THE COUNTY OF LOS ANGELES AND THE CITY  
COUNCIL OF THE CITY OF SANTA CLARITA ACCEPTING THE NEGOTIATED  
EXCHANGE OF PROPERTY TAX REVENUE AS A RESULT OF THE PROPOSED  
ANNEXATION OF UNINCORPORATED LOS ANGELES COUNTY TERRITORY TO  
THE CITY OF SANTA CLARITA, DETACHMENT FROM COUNTY ROAD  
DISTRICT NO. 5, COUNTY LIGHTING MAINTENANCE DISTRICT 1687, AND  
COUNTY LIGHTING DISTRICT LLA-1  
[ANNEXATION 2002-09A (STONECREST)]  
(SUPERVISORIAL DISTRICT 5) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve the Joint Resolution between your Board and the City Council of the City of Santa Clarita (City) based on the negotiated exchange of property tax revenue, as a result of the proposed annexation of unincorporated County territory [Annexation 2002-09A (Stonecrest)] to the City of Santa Clarita.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On November 8, 2005, the City Council of the City of Santa Clarita adopted the attached Joint Resolution based on the negotiated exchange of property tax revenue resulting from the proposed annexation of approximately 410 acres of inhabited land (Attachment I).

In order for the Local Agency Formation Commission (LAFCO) for Los Angeles County to proceed with the required hearings on the proposed annexation, your Board, as governing body of the County of Los Angeles, County Road District No. 5, County Lighting Maintenance District 1687, and County Lighting District LLA-1, must adopt the attached Joint Resolution.

### **FISCAL IMPACT/FINANCING**

The adopted resolution will transfer One Hundred Fifteen Thousand and Twenty-Two Dollars (\$115,022) in base property tax revenue from the County to the City and 5.7000000 percent of the Annual Tax Increment (ATI) ratio attributable to the annexation from the County to the City commencing in Fiscal Year 2006-07.

An analysis of the affected Tax Rate Areas is provided in Attachment II.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Pursuant to Part 3, Division 3, Title 5 of the California Government Code, commencing with Section 56000, the City filed a revised application with LAFCO in March 2005, to amend its original application for the annexation of approximately 410 acres of unincorporated County territory to the City of Santa Clarita. The City's original application was filed in July 2002 and involved approximately 216 acres. The City subsequently revised its application to include approximately 185 additional acres resulting from the development of 175 single family residences that were not in existence at the time that the original application was filed.

Section 99 of the Revenue and Taxation Code requires that prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service area or service responsibilities will be altered by such change must negotiate a reallocation of property tax revenue between the affected agencies, and approve and accept such reallocation by resolution. The City of Santa Clarita adopted the Joint Resolution on November 8, 2005 pursuant to Section 99 of the Revenue and Taxation Code.

Adoption of the Resolution by your Board will allow LAFCO to schedule the required public hearing to consider testimony on the proposed annexation. LAFCO will subsequently take action to approve, approve with changes, or disapprove the proposal.


The Joint Resolution has been approved as to form by County Counsel.

The Honorable Board of Supervisors  
December 20, 2005  
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**CONCLUSION**

At such time as the recommendation is approved by your Board, please return one copy of this letter and three signed originals of the Resolution to LAFCO, one copy of this letter and one signed original of the Resolution to the Chief Administrative Office, Office of Unincorporated Area Services and Special Projects, and one copy of the letter and Resolution to the Auditor-Controller, Tax Division.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:MKZ  
DSP:AG:os

Attachments (2)

c: Auditor-Controller  
County Counsel

# **ATTACHMENT I**

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AND THE CITY COUNCIL OF THE CITY OF SANTA CLARITA APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY KNOWN AS ANNEXATION 2002-09A (STONECREST) TO THE CITY OF SANTA CLARITA AND DETACHMENT FROM COUNTY ROAD DISTRICT NO. 5, COUNTY LIGHTING MAINTENANCE DISTRICT 1687, AND COUNTY LIGHTING DISTRICT LLA-1**

**WHEREAS**, pursuant to Section 99 of the Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies; and

**WHEREAS**, the area proposed for annexation is identified as Annexation 2002-09A (Stonecrest) and consists of approximately 410 acres of inhabited territory; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, as governing body of the County, County Road District No. 5, County Lighting Maintenance District 1687, and County Lighting District LLA-1, and the City Council of the City of Santa Clarita have determined the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation of unincorporated territory identified as Annexation 2002-09A (Stonecrest) to the City of Santa Clarita and detachment of said territory from County Road District No. 5, County Lighting Maintenance District 1687, and County Lighting District LLA-1.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. The negotiated exchange of property tax revenue between the County of Los Angeles and the City of Santa Clarita resulting from Annexation 2002-09A is approved and accepted.
2. For fiscal years commencing on or after July 1, 2006, or the July 1 after the effective date of this jurisdictional change, whichever is later, One Hundred Fifteen Thousand and Twenty-Two Dollars (\$115,022) shall be transferred from the County of Los Angeles to the City of Santa Clarita. In addition, for each fiscal year commencing on or after July 1, 2006, or the July 1 after the effective date of this jurisdictional change, whichever is later, .05700000 of the annual property tax growth attributable to Annexation 2002-09A shall be transferred from the County of Los Angeles to the City of Santa Clarita, and the County's share of incremental growth in the proposed annexation area shall be reduced accordingly.
3. For fiscal years commencing on or after July 1, 2006, or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by County Road District No. 5 attributable to Annexation 2002-09A shall be transferred to the County.

4. For fiscal years commencing on or after July 1, 2006, or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by County Lighting Maintenance District 1687 attributable to Annexation 2002-09A shall be transferred to the County of Los Angeles.

5. In the event that all or a portion of the annexation area is included within a redevelopment project pursuant to California Community Redevelopment Law, Health & Safety Code Sections 33000 et seq., the City of Santa Clarita shall not adopt the ordinance approving the redevelopment plan with respect to the annexed area until such time as the Redevelopment Agency of the City of Santa Clarita has diligently and in good faith complied with all applicable provisions of the California Community Redevelopment Law, including but not limited to, Health & Safety Code Section 33670 or any other relevant provision of the law. Any ordinance approving a redevelopment project which does not comply with this paragraph shall be void and of no effect with regard to the subsequent allocation and distribution of taxes to the Redevelopment Agency.


PASSED, APPROVED AND ADOPTED this 8th day of November, 2005 by the following vote:

AYES: Ferry, McLean, ABSENT: None  
Weste, Kellar, Smyth

NOES: None ABSTAIN: None

  
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Mayor, City of Santa Clarita

ATTEST:

  
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City Clerk

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(SIGNED IN COUNTERPART)



# **ATTACHMENT II**

**City of Santa Clarita Annexation 2002-09A - Stonecrest Annexation  
Tax Sharing Agreement**

Tax Rate Area	Approximate Percent of County Share Before ATI	Percent of ATI	Approximate Adjustment of
	Transfer	Transfer Rate City	County Share After ATI Transfer
4160	24.6025477%	5.7000000%	18.9025477%
4166	27.1065776%	5.7000000%	21.4065776%
4167	25.8825795%	5.7000000%	20.1825795%
4314	24.6025477%	5.7000000%	18.9025477%
4315	24.5888160%	5.7000000%	18.8888160%
4316	27.1065776%	5.7000000%	21.4065776%
4949	28.5200000%	5.7000000%	22.8200000%
4951	21.1492935%	5.7000000%	15.4492935%
8584	19.6671108%	5.7000000%	13.9671108%
8585	27.0397308%	5.7000000%	21.3397308%
9133	26.6036622%	5.7000000%	20.9036622%
9176	25.8890679%	5.7000000%	20.1890679%
9371	29.0753262%	5.7000000%	23.3753262%
9372	28.3866094%	5.7000000%	22.6866094%
9834	24.5708478%	5.7000000%	18.8708478%
10807	27.0772094%	5.7000000%	21.3772094%
10808	27.1230902%	5.7000000%	21.4230902%
11074	24.6025477%	5.7000000%	18.9025477%
11075	24.5888160%	5.7000000%	18.8888160%
13053	27.0772094%	5.7000000%	21.3772094%
13054	27.1065776%	5.7000000%	21.4065776%
13539	21.1556935%	5.7000000%	15.4556935%
13582	27.8008308%	5.7000000%	22.1008308%